



Cannock office: Telephone: 01543 62 44 00 E-mail: info@flintandco.com

Client Approval

I/We have checked these Sales Particulars and find them to be an accurate reflection of the property & any fixtures & fittings included. I/We will provide details should any material changes take place in the future.

Signed.....

Signed.....

Dated.....

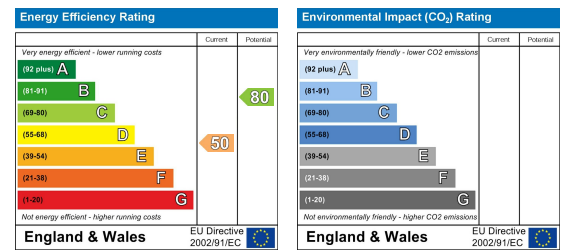


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32 High Mount Street, Hednesford, Staffordshire, WS12 4BL

£420,000 Freehold



Nestled on the charming High Mount Street in Hednesford, this detached house boasts three bedrooms and a generous 936 sq ft minimum of living space. The property exudes elegance and has been meticulously improved, presenting a beautifully extended layout with a rear sunroom/orangery, a guest cloakroom, and a utility room. As you step inside, you'll be greeted by a spacious entrance hallway that seamlessly flows into the lounge and kitchen diner, perfect for entertaining guests or enjoying family meals. The three good-sized bedrooms offer comfort and privacy, while the family bathroom provides a relaxing retreat after a long day. This immaculately presented residence is adorned with traditional features that add character and charm. Situated on a large plot, the property boasts a substantial rear garden, ideal for outdoor gatherings or simply unwinding in the fresh air. With parking for up to five vehicles on the large driveway, convenience is at your doorstep.

Conveniently located close to both primary and secondary schools, as well as Hednesford Town Centre, this property offers a perfect blend of tranquility and accessibility. A viewing is highly recommended to truly appreciate the standard of living this home offers.

Points of Interest

- A traditional and extended detached house
- Lounge
- Sun room/Orangery
- Family bathroom
- Driveway offering ample off road parking
- Much improved to a high standard
- Refitted kitchen/diner with wood burning fire
- Guest cloakroom and Utility room
- Good sized rear garden
- VIEWING HIGHLY RECOMMENDED

Agents note: Every care has been taken with the preparation of these Sales Particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance, professional verification should be sought. The mention of any fixtures, fittings and/or appliances does not imply they are in full efficient working order as they have not been tested.

All dimension are approximate. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. These Sales Particulars do not constitute a contract or part of a contract.

Council tax band: C Tenure: Freehold

